

EXHIBIT “4”


RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 912116Z

SUBJECT	Property Address: 5900 Negril Ave		City: Las Vegas		State: NV Zip Code: 89130																																																																																																																																																																																																		
	County: Clark		Legal Description: Tropical Jones Unit 4, Plat Book 93 Page 9, Lot 50 Block 6																																																																																																																																																																																																				
	Assessor's Parcel #: 125-25-214-015																																																																																																																																																																																																						
	Tax Year: 2019 R.E. Taxes: \$ 2,660		Special Assessments: \$ 0		Borrower (if applicable): Censo LLC																																																																																																																																																																																																		
ASSIGNMENT	Current Owner of Record: Censo LLC		Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing																																																																																																																																																																																																				
	Project Type: <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 50		<input type="checkbox"/> per year <input checked="" type="checkbox"/> per month																																																																																																																																																																																																		
	Market Area Name: Tropical Jones		Map Reference: Metro 23-E3		Census Tract: 0033.07																																																																																																																																																																																																		
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																																																																																																																						
MARKET AREA DESCRIPTION	This report reflects the following value (if not current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																																																																																																																						
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)																																																																																																																																																																																																						
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																																																																																																																						
	Intended Use: The intended user of this appraisal report is the Client, Melani Schulte and assigns. The intended use is to evaluate the property to determine the subject market value as of the date of inspection (12/29/2019)																																																																																																																																																																																																						
SITE DESCRIPTION	Intended User(s) (by name or type): Client, Bankruptcy Court																																																																																																																																																																																																						
	Client: Censo LLC		Address: 9811 W Charleston Blvd #2-381, Las Vegas, NV 89130																																																																																																																																																																																																				
	Appraiser: Gerene McNatt		Address: 3642 Boulder Hwy #185, Las Vegas, NV 89121																																																																																																																																																																																																				
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Bounded north by 215 Beltway, south by W Ann Rd, west by N Rainbow Blvd and east by N Decatur Blvd. Neighborhood and surrounding market area is primarily single family residential including both tract and custom homes, with minimal commercial. Other land use is public facilities, including schools, parks, post office and houses of worship. Subject project is a gated PUD with private streets; HOA is responsible for maintenance of the private streets and other common elements. HOA fee is \$50 per month. Median prices in this market increased by prox 9% year-over-year due to persistent low listing inventory. Listing supply shortage (1 active listing / absorption rate 1.33 = available supply of less than 1 month. Sale-to-list price ratio 99%. Reasonable marketing/exposure time of 16 days. See addendum.																																																																																																																																																																																																							
DESCRIPTION OF THE IMPROVEMENTS	Dimensions: No survey provided. See plat map. Site Area: 7,841 sf Zoning Classification: RPD-3 Description: Residential Planned Development District Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Are CC&Rs applicable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ / Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)																																																																																																																																																																																																						
	Actual Use as of Effective Date: Single Family Residential Use as appraised in this report: Single Family Residential Summary of Highest & Best Use: Subject property, as though vacant as well as property "as improved", is generally consistent with, similar and compatible with the surrounding uses within the neighborhood, therefore, single family residential is considered to be the subject's highest and best use.																																																																																																																																																																																																						
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Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 32003C1765F FEMA Map Date 11/16/2011 Site Comments: Site size and topography is typical of the neighborhood.																																																																																																																																																																																																							
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Ft.</td> <td><input checked="" type="checkbox"/> None</td> <td>Type</td> <td>FAU</td> </tr> <tr> <td># of Stories</td> <td>1</td> <td>Exterior Walls</td> <td>Stucco/Good</td> <td>Crawl Space</td> <td>None</td> <td>% Finished</td> <td></td> <td>Fuel</td> <td>GAS</td> </tr> <tr> <td>Type</td> <td><input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/></td> <td>Roof Surface</td> <td>Conc Tile/Gd</td> <td>Basement</td> <td>None</td> <td>Ceiling</td> <td></td> <td>Cooling</td> <td></td> </tr> <tr> <td>Design (Style)</td> <td>Ranch</td> <td>Gutters & Dwnspts.</td> <td>None/Typical</td> <td>Sump Pump</td> <td><input type="checkbox"/></td> <td>Walls</td> <td></td> <td>Central</td> <td>Yes</td> </tr> <tr> <td><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.</td> <td></td> <td>Window Type</td> <td>Dual Pane/Gd</td> <td>Dampness</td> <td><input type="checkbox"/></td> <td>Floor</td> <td></td> <td>Other</td> <td></td> </tr> <tr> <td>Actual Age (Yrs.)</td> <td>18</td> <td>Storm/Screens</td> <td>Aluminum/Gd</td> <td>Settlement</td> <td>None Noted</td> <td>Outside Entry</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Effective Age (Yrs.)</td> <td>13</td> <td></td> <td></td> <td>Infestation</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Interior Description</td> <td colspan="2">Appliances</td> <td colspan="2">Attic</td> <td colspan="2">Amenities</td> <td colspan="2">Car Storage</td> </tr> <tr> <td>Floors</td> <td>Carpet/CerTile/Gd</td> <td>Refrigerator</td> <td><input type="checkbox"/></td> <td>Stairs</td> <td><input type="checkbox"/></td> <td>Fireplace(s) #</td> <td>0</td> <td>Woodstove(s) #</td> <td>0</td> </tr> <tr> <td>Walls</td> <td>Drywall/Good</td> <td>Range/Oven</td> <td><input checked="" type="checkbox"/></td> <td>Drop Stair</td> <td><input type="checkbox"/></td> <td>Patio</td> <td>Covered</td> <td></td> <td></td> </tr> <tr> <td>Trim/Finish</td> <td>Wood/Paint/Good</td> <td>Disposal</td> <td><input checked="" type="checkbox"/></td> <td>Scuttle</td> <td><input checked="" type="checkbox"/></td> <td>Deck</td> <td>Brick/Kooldeck</td> <td></td> <td></td> </tr> <tr> <td>Bath Floor</td> <td>Ceramic Tile/Good</td> <td>Dishwasher</td> <td><input checked="" type="checkbox"/></td> <td>Doorway</td> <td><input type="checkbox"/></td> <td>Porch</td> <td>Covered</td> <td></td> <td></td> </tr> <tr> <td>Bath Wainscot</td> <td>Acrylic/Cmb/Good</td> <td>Fan/Hood</td> <td><input type="checkbox"/></td> <td>Floor</td> <td><input type="checkbox"/></td> <td>Fence</td> <td>Conc Blk</td> <td></td> <td></td> </tr> <tr> <td>Doors</td> <td>Rsd Panel WD/Good</td> <td>Microwave</td> <td><input checked="" type="checkbox"/></td> <td>Heated</td> <td><input type="checkbox"/></td> <td>Pool</td> <td>Gunite/Ingrnd</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>Washer/Dryer</td> <td><input type="checkbox"/></td> <td>Finished</td> <td><input type="checkbox"/></td> <td>Spa</td> <td>Att/Ingrnd</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Finished area above grade contains:</td> <td colspan="2">6 Rooms</td> <td colspan="2">4 Bedrooms</td> <td colspan="2">2.0 Bath(s)</td> <td colspan="2">1,947 Square Feet of Gross Living Area Above Grade</td> </tr> <tr> <td colspan="10">Additional features: Finished 3-car garage. Concrete block fencing at sides and rear. Desert landscaping. Inground pool with attached spa. Brick paver deck with Kool deck around the pool. Rear covered patio.</td> </tr> <tr> <td colspan="10">Describe the condition of the property (including physical, functional and external obsolescence): Property in overall good condition with no deferred maintenance noted. Raised panel doors. Kitchen has light oak cabinetry, laminate countertops, stainless appliances including built-in microwave; pantry, island. Baths have oak cabinets, cultured marble countertops; cultured marble tub and shower surrounds in master bath with acrylic tub/shower surround in hall bath. Owner's suite bedroom has ceiling fan, private bath and walk-in closet. Other bedrooms have double closets (1 w mirrored doors). Plantation Wood Shutters in living room, dining area and two bedrooms with wood blinds on all other windows. Double French doors from master bedroom and living room to patio. Ceramic tile flooring in main living areas and baths, with berber carpet in bedrooms. Bedroom 2 currently in use as a den.</td> </tr> </table>										General Description		Exterior Description		Foundation		Basement		Heating		# of Units	1 <input type="checkbox"/> Acc. Unit	Foundation	Poured Conc/Gd	Slab	Poured Conc	Area Sq. Ft.	<input checked="" type="checkbox"/> None	Type	FAU	# of Stories	1	Exterior Walls	Stucco/Good	Crawl Space	None	% Finished		Fuel	GAS	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface	Conc Tile/Gd	Basement	None	Ceiling		Cooling		Design (Style)	Ranch	Gutters & Dwnspts.	None/Typical	Sump Pump	<input type="checkbox"/>	Walls		Central	Yes	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		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Bath Wainscot	Acrylic/Cmb/Good	Fan/Hood	<input type="checkbox"/>	Floor	<input type="checkbox"/>	Fence	Conc Blk																																																																																																																																																																																																
Doors	Rsd Panel WD/Good	Microwave	<input checked="" type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	Gunite/Ingrnd																																																																																																																																																																																																
		Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>	Spa	Att/Ingrnd																																																																																																																																																																																																
Finished area above grade contains:		6 Rooms		4 Bedrooms		2.0 Bath(s)		1,947 Square Feet of Gross Living Area Above Grade																																																																																																																																																																																															
Additional features: Finished 3-car garage. Concrete block fencing at sides and rear. Desert landscaping. Inground pool with attached spa. Brick paver deck with Kool deck around the pool. Rear covered patio.																																																																																																																																																																																																							
Describe the condition of the property (including physical, functional and external obsolescence): Property in overall good condition with no deferred maintenance noted. Raised panel doors. Kitchen has light oak cabinetry, laminate countertops, stainless appliances including built-in microwave; pantry, island. Baths have oak cabinets, cultured marble countertops; cultured marble tub and shower surrounds in master bath with acrylic tub/shower surround in hall bath. Owner's suite bedroom has ceiling fan, private bath and walk-in closet. Other bedrooms have double closets (1 w mirrored doors). Plantation Wood Shutters in living room, dining area and two bedrooms with wood blinds on all other windows. Double French doors from master bedroom and living room to patio. Ceramic tile flooring in main living areas and baths, with berber carpet in bedrooms. Bedroom 2 currently in use as a den.																																																																																																																																																																																																							

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 912116Z

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The Cost approach is not developed in this report as determines only replacement value, not market value; however, an opinion of subject site value has been developed using the Allocation Method: i.e., Assessed Land Value \$24,885 / Total Assessed \$108,725 = 23%, multiplied by concluded opinion of subject market value of \$363,000 = Estimate Site Value of \$83,450, rounded.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 83,500
	Source of cost data:	DWELLING Sq.Ft. @ \$ = \$
	Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
INCOME APPROACH	Estimated Remaining Economic Life (if required): 52 Years	
	INDICATED VALUE BY COST APPROACH = \$	
	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM):	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input checked="" type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: Tropical Jones	
	Describe common elements and recreational facilities: CCR's, electronic gate, private streets, common fencing, greenbelts.	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 363,000 Cost Approach (if developed) \$ Income Approach (if developed) \$	
	Final Reconciliation Subject concluded value opinion is based on the more reliable market approach. The cost approach estimates replacement cost only and is not developed in this report. The income approach was considered but not developed as the market is not investor oriented.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 363,000 , as of: 12/29/2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 19 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Aerial Map <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Narrative Addenda <input checked="" type="checkbox"/> Flood Map <input type="checkbox"/> Market Conditions MC <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input checked="" type="checkbox"/> Plat Map <input checked="" type="checkbox"/> Appraisers License <input checked="" type="checkbox"/> Invoice	
ATTACHMENTS	Client Contact: Melani Schulte Client Name: Censo LLC	
	E-Mail: Melani.thrive@gmail.com Address: 9811 W Charleston Blvd #2-381, Las Vegas, NV 89130	
	APPRAISER	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
SIGNATURES	 Appraiser Name: Gerene McNatt Company: Quality Appraisal Services Phone: 702-432-0066 Fax: _____ E-Mail: gerene908@gmail.com Date of Report (Signature): 12/31/2019 License or Certification #: A.0003076-RES State: NV Designation: Licensed Residential Appraiser Expiration Date of License or Certification: 09/30/2020 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 12/29/2019	
	Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	



Supplemental Addendum

File No. 912116Z

Borrower	Censo LLC				
Property Address	5900 Negril Ave				
City	Las Vegas	County	Clark	State	NV Zip Code 89130
Lender/Client	N/A				

Appraiser has not performed a previous appraisal or any other services regarding the subject property within the three years prior to acceptance of this assignment.

Appraiser, Gerene McNatt, has been a Licensed Residential Appraiser in the state of Nevada continuously since 1998, primarily working in the Las Vegas valley and surrounding Clark County. Appraiser is familiar with subject neighborhood and market area, having performed numerous valuations in this area for purposes of sale, refi, REO and general purposes and is confident of having the experience and qualifications to complete this assignment. Fee for this appraisal report is \$300.00.

Neighborhood:

Bounded north by 215 Beltway, south by W Ann Rd, west by N Rainbow Blvd and east by N Decatur Blvd. Neighborhood and surrounding market area is primarily single family residential including both tract and custom homes, with minimal commercial. Other land use is public facilities, including schools, parks, post office and houses of worship. Subject project is a gated PUD with private streets; HOA is responsible for maintenance of the private streets and other common elements. HOA fee is \$50 per month.

Market Conditions:

Median prices in this market increased by prox 9% year-over-year due to persistent low inventory. Time adjustments are applied in comparable sales grid from contract date based on average monthly increase in values for subject market (0.75% per month). Criteria for market data included comparable 1-story properties within 20% of subject square footage and within 10 years of subject age, with swimming pool, located in subject neighborhood and surrounding market area (portion of MLS area 102 south of the 215 Beltway). Reasonable marketing/exposure time 16 days. Source is Multiple Listing Service statistics. Note that market data does not include homes in the nearby golf course project of Los Prados Country Club.

Comparable Sales Research :

Criteria for comparable sales included 1-story properties within 20% of subject GLA and within 10 years of subject age with a pool. Preference was to bracket subject GLA and include sales which share similar attributes with the subject and located within 1.0 mile if available. Due to finding only one comparable sale within one mile, the surrounding market area was utilized and an additional 4 sales were located; however, one sale was a court-supervised probate sale not utilized as probate sales typically not sold at market value. Additionally, one property was not utilized as had high-end amenity of a casita.

Standards Rule 1-4(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) requires, when necessary for credible results, that the appraiser analyze such comparable sales data as available to indicate a value conclusion. To overlook a relevant segment of that data would be contrary to what is required by USPAP. Furthermore, appraisal theory provides that the principle of substitution dictates that buyers will not pay more for a property than the price of an equivalent substitute property. Therefore, the value of a property is limited by its competition. If the pool of competitive properties includes enough distress properties, those properties will, in effect, establish a value ceiling.

Reasonable Exposure Time :

Exposure time is the estimated length of time the subject property would have been offered on the market, prior to the hypothetical sale, at the appraised value, on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. Under market conditions within the 3 months prior to effective date of this report, appraiser's opinion of reasonable exposure time for the subject property is 16 days. This is based on analysis of market trends and data, including statistical information from local Multiple Listing Service. It presupposes that the listed price would be at or near the appraised value. It also assumes aggressive marketing by a reputable real estate professional.

Comparable Sales Grid:

Adjustments for value-related items, including amenities and interior and exterior upgrades are derived from market by group sales data on MLS and/or matched pair sales analysis, whichever results in the most credible and supportable adjustments. Data retained in appraiser workfile. Age adjustments are not utilized within 10 years differential; emphasis is placed on condition and appeal. Time/market adjustments are applied from contract dates and based on average monthly increase in values for subject market; i.e. 9% increase year-over-year = 0.75% average monthly increase multiplied by number of full months from contract date to effective date of this report; total percentage is then multiplied by sales price of the comparable. No time adjustments applied if percentage is less than 1%. Livable square footage adjustments applied at 30% of average sale-price-per-square foot of the comparable sales. Site adjustments applied at \$2.00 per s/f ft when exceeding 3,000 s/f differential.

Summary of Sales Comparison Approach:

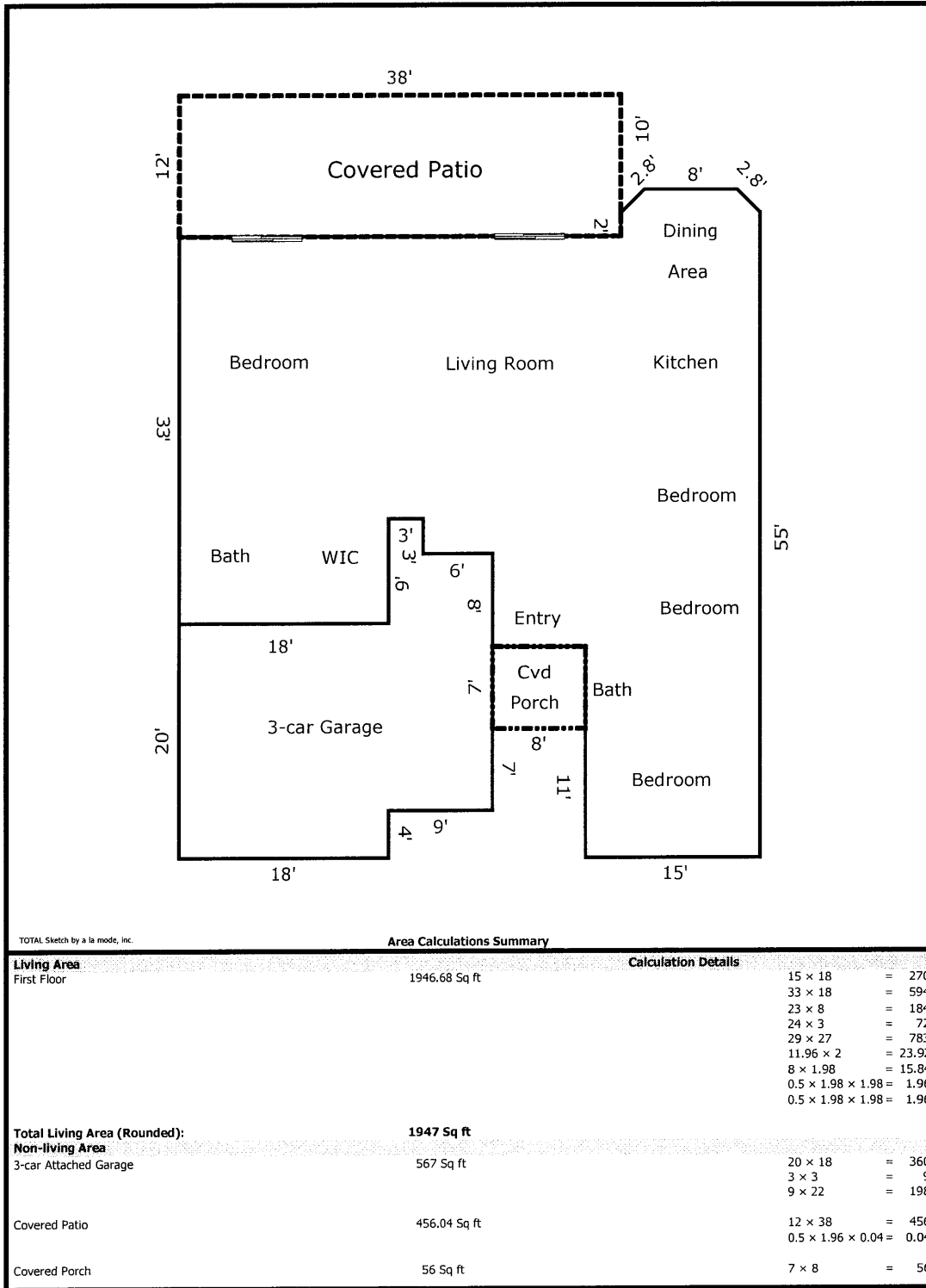
The comparable sales utilized in this report establish a market value range from \$358,500 to \$370,000. Primary consideration given comp no. 2 with most recent sale date. Secondary weight accorded comp no. 3 with closest geographic proximity. Comp no. 1 supports subject concluded opinion of market value.

Final Reconciliation:

Estimate of market value derived using the Sales Comparison Approach. The Cost and Income approaches are not developed in this report base on the needs of the Client.

Building Sketch

Borrower	Censo LLC					
Property Address	5900 Negril Ave					
City	Las Vegas	County	Clark	State	NV	Zip Code 89130
Lender/Client	N/A					



Subject Photo Page

Borrower	Censo LLC					
Property Address	5900 Negril Ave					
City	Las Vegas	County	Clark	State	NV	Zip Code 89130
Lender/Client	N/A					

**Subject Front**

5900 Negril Ave
Sales Price n/a
Gross Living Area 1,947
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location Residential
View Residential
Site 7,841 sf
Quality Average
Age 18

**Subject Rear****Subject Street**

Photograph Addendum

Borrower	Censo LLC					
Property Address	5900 Negril Ave					
City	Las Vegas	County	Clark	State	NV	Zip Code 89130
Lender/Client	N/A					



Swimming Pool / Spa

Photograph Addendum

Borrower	Censo LLC					
Property Address	5900 Negril Ave					
City	Las Vegas	County	Clark	State	NV	Zip Code 89130
Lender/Client	N/A					



Living Room

Ceramic tile flooring, plantation wood shutters, ceiling fan, vaulted ceiling.



Kitchen

Ceramic tile flooring, light oak cabinetry, island, laminate countertops, pantry, stainless steel appliances.



Dining Area

Ceramic tile flooring, plantation wood shutters, sloped Ceiling

Photograph Addendum

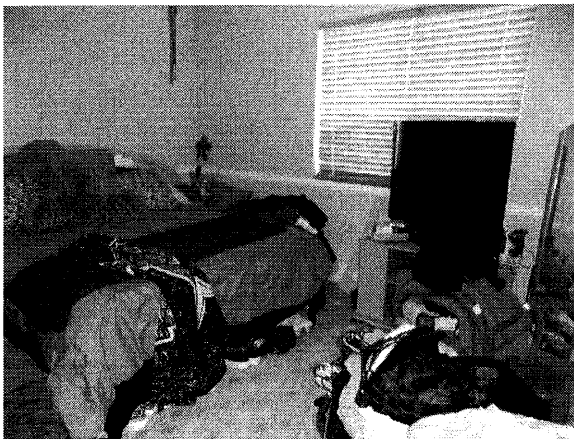
Borrower	Censo LLC				
Property Address	5900 Negril Ave				
City	Las Vegas	County	Clark	State	NV Zip Code 89130
Lender/Client	N/A				

**Master Bedroom**

Berber Carpet, Vaulted ceiling, 6' double french doors with silhouette shades, plantation wood shutters on windows. Private bath and walk-in closet.

**Bedroom 2**

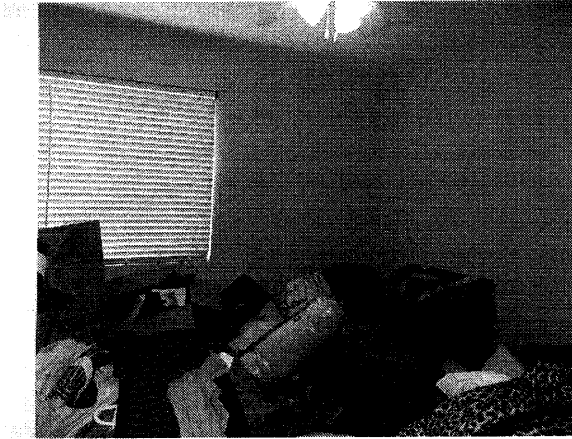
In use as den. Has single Closet, Double Door entry. Berber Carpet. Wood Blinds

**Bedroom 3**

Berber carpet, Sloped ceiling, Wood Blinds, Double Closet.

Photograph Addendum

Borrower	Censo LLC					
Property Address	5900 Negril Ave					
City	Las Vegas	County	Clark	State	NV	Zip Code 89130
Lender/Client	N/A					

**Bedroom 4**

Berber carpet, Ceiling Fan, double closet with mirrored doors, wood blinds.

**Master Bath**

Ceramic tile Floor, Oak Cabinetry, Cultured marble double sink countertop, cultured marble tub and separate shower surrounds. Separate Loo.

**Hall Bath**

Ceramic tile floor, cultured marble single sink countertop, Acrylic tub/shower surround.

Comparable Photo Page

Borrower	Censo LLC					
Property Address	5900 Negril Ave					
City	Las Vegas	County	Clark	State	NV	Zip Code 89130
Lender/Client	N/A					

Comparable 1**6513 Echo Crest Ave**

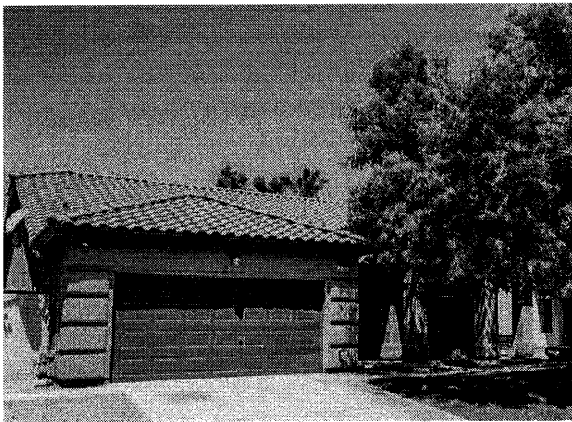
Prox. to Subject	1.36 miles SW
Sale Price	360,000
Gross Living Area	1,887
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	12632 sf
Quality	Average
Age	24

**Comparable 2****5500 Carnation Meadow St**

Prox. to Subject	1.33 miles SW
Sale Price	354,900
Gross Living Area	1,893
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	6,098 sf
Quality	Average
Age	23

**Comparable 3****5705 Island Mist St**

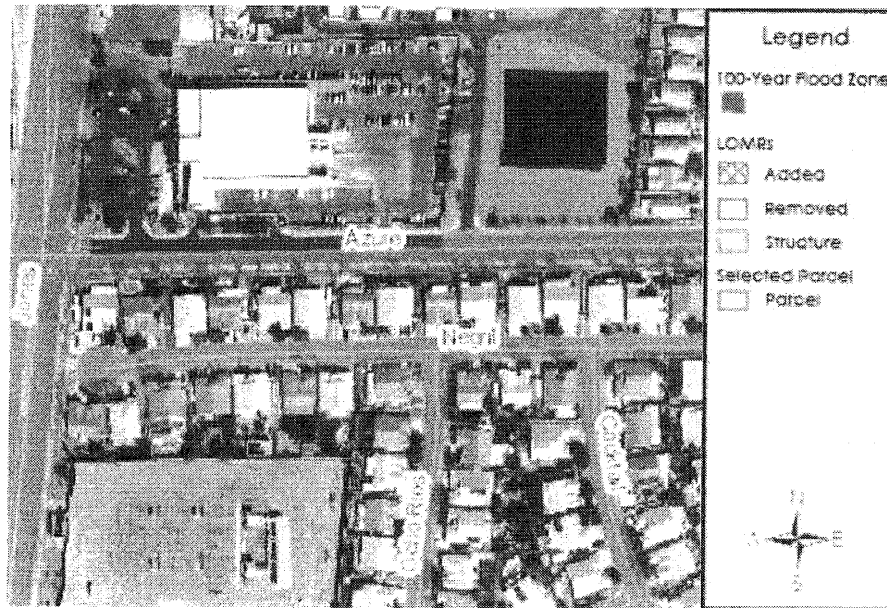
Prox. to Subject	0.60 miles SE
Sale Price	378,000
Gross Living Area	2,211
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	Residential
View	Residential
Site	6,970 sf
Quality	Average
Age	23



Google Maps 5900 Negril Ave



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The District makes no warranties concerning the accuracy of this data.

This parcel IS NOT in a 100-year flood zone.

Parcel 12525214015

Owner CENSO L L C

Address 5900 NEGRIL

Entity Las Vegas

Contact 702-229-6541

Flood Zone This parcel IS NOT in a 100-year flood zone.

Assumptions, Limiting Conditions & Scope of Work

File No.: 912116Z

Property Address: 5900 Negril Ave	City: Las Vegas	State: NV	Zip Code: 89130
Client: Censo LLC	Address: 9811 W Charleston Blvd #2-381, Las Vegas, NV 89130		
Appraiser: Gerene McNatt	Address: 3642 Boulder Hwy #185, Las Vegas, NV 89121		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Certifications

File No.: 912116Z

Property Address: 5900 Negril Ave

City: Las Vegas

State: NV

Zip Code: 89130

Client: Censo LLC

Address: 9811 W Charleston Blvd #2-381, Las Vegas, NV 89130

Appraiser: Gerene McNatt

Address: 3642 Boulder Hwy #185, Las Vegas, NV 89121

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications

Appraiser, Gerene McNatt, has been a Licensed Residential Appraiser in the state of Nevada continuously since 1998 and is familiar with subject neighborhood and market, having performed valuations of numerous properties in the area for purposes of sale, refi and REO and general purposes and is confident of having the qualifications to complete this assignment. Neither appraiser or anyone associated with Quality Appraisal Services has performed a previous appraisal or any other services regarding subject property within the three years prior to accepting this assignment.

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT NAMED HEREIN AND HIS/HER ASSIGNS. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL PURSUANT TO STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM AND DEFINITION OF MARKET VALUE.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Melani Schulte

Client Name: Censo LLC

E-Mail: Melani.thrive@gmail.com

Address: 9811 W Charleston Blvd #2-381, Las Vegas, NV 89130

APPRAISERSUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Appraiser Name: Gerene McNatt

Company: Quality Appraisal Services

Phone: 702-432-0066

Fax:

E-Mail: gerene908@gmail.com

Date Report Signed: 12/31/2019

License or Certification #: A.0003076-RES

State: NV

Designation: Licensed Residential Appraiser

Expiration Date of License or Certification: 09/30/2020

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 12/29/2019

Supervisory or
Co-Appraiser Name:

Company:

Phone:

Fax:

E-Mail:

Date Report Signed:

License or Certification #:

State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

GP RESIDENTIAL

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APPRAISER LICENSE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That: GERENE C MCNATT

License Number: A.0003076-RES

Is duly authorized to act as a LICENSED RESIDENTIAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the license is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: September 20, 2018

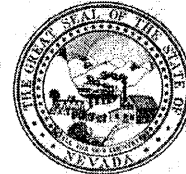
Expire Date: September 30, 2020

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in it by Chapter 645C of the Nevada Revised Statutes, has caused this license to be issued with its Seal printed thereon. This license must be conspicuously displayed in place of business.

FOR: QUALITY APPRAISAL SERVICES
3642 BOULDER HWY SUITE 185
LAS VEGAS, NV 89121

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator



INVOICE